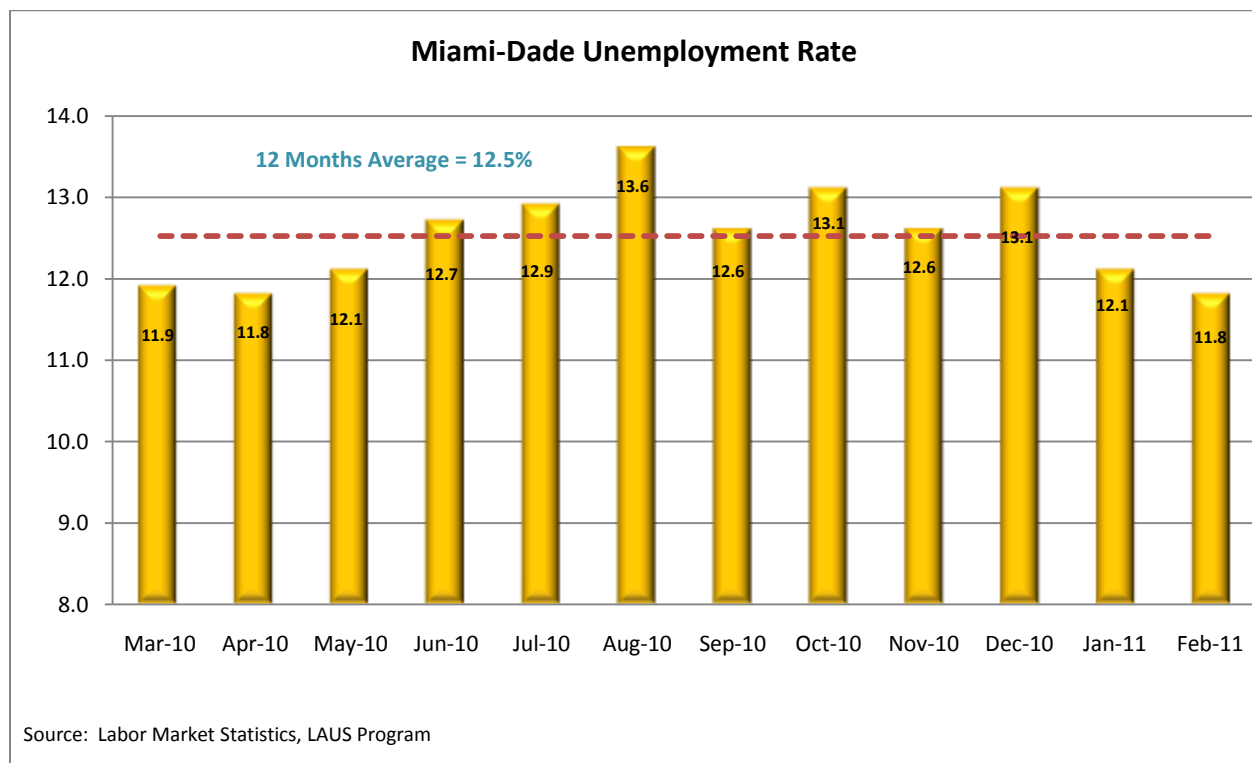


## Miami-Dade County Economic Indicators

### Employment

In February 2011, the unemployment rate for Miami-Dade County decreased to 11.8 percent from 12.1 percent a month earlier. This rate followed a one percentage point decrease in the previous month. For the 12 months ending in February 2011, the unemployment rate averaged 12.5 percent, an increase of 1.4 percentage points from the same period a year earlier.

	Dec. 2010	Jan. 2011	Feb. 2011	12 Mos. Avg. Last Year	12 Mos. Avg. This Year
<b>Labor Force</b>	<b>1,303,792</b>	<b>1,288,796</b>	<b>1,284,932</b>	<b>1,232,880</b>	<b>1,281,039</b>
Employment	1,132,600	1,133,243	1,132,865	1,096,596	1,120,521
Unemployment Rate	13.1%	12.1%	11.8%	11.1%	12.5%
<b>Non agricultural Employment</b>	<b>996,500</b>	<b>980,000</b>	<b>988,000</b>	<b>981,583</b>	<b>981,875</b>



# Miami-Dade County Economic Indicators

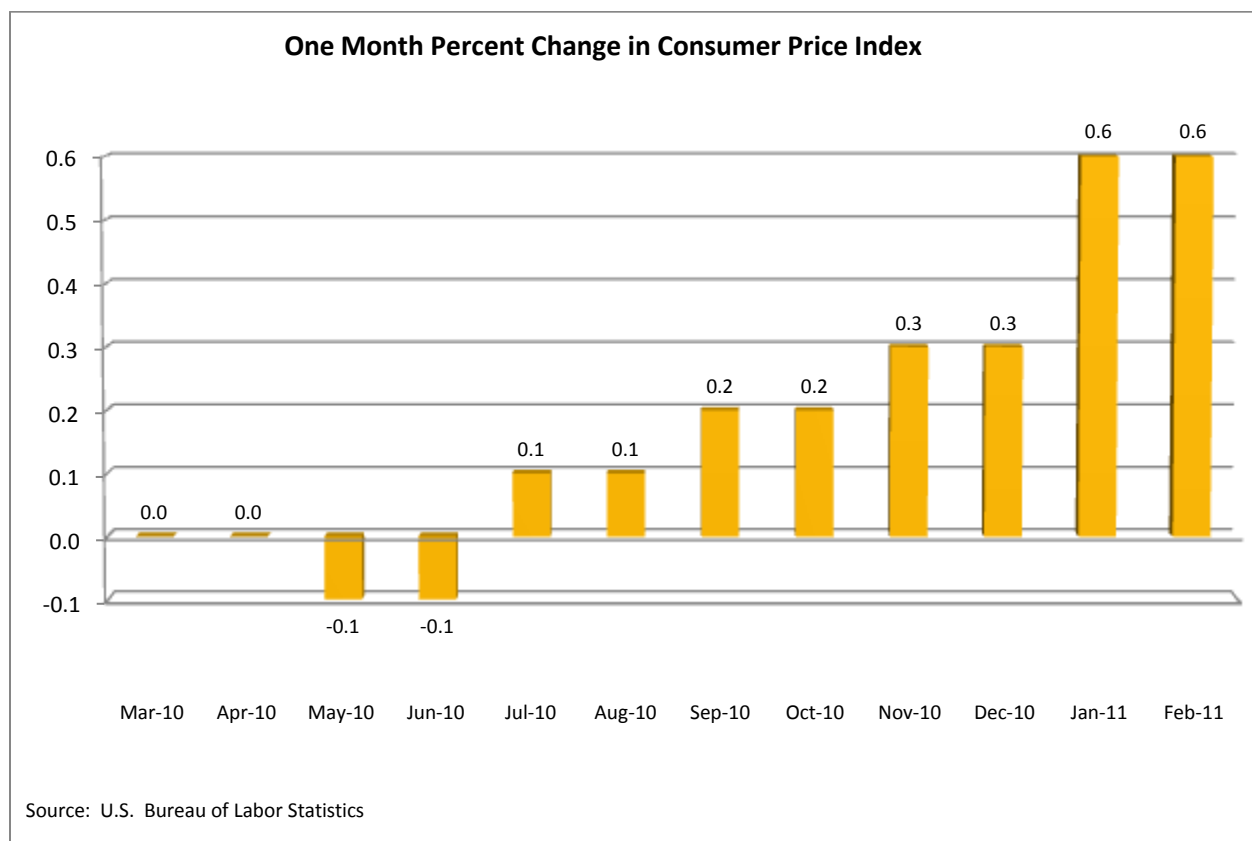


## Consumer

The Miami-Fort Lauderdale Consumer Price Index for All Urban Consumers (CPI-U) increased by three tenths of a percentage point over the two-month (January-February) pricing period to a level of 227.451 (1982-84 = 100). For the past 12 months ending in February 2011, the urban consumer price index was changed by almost one percent to an average index level of 223.761 on the previously mentioned basis.

Miami-Dade taxable sales for January 2011 were below the previous month by 19.7 percent. However, for the 12 months ending in January 2011, taxable sales were up by 4.6 over the same period a year ago.

	Dec. 2010	Jan. 2011	Feb. 2011	12 Months Last Year	12 Months This Year
CPI-U (1982-84 = 100)	224.907	226.175	227.451	221.819*	223.761*
Taxable Sales (\$Million)	3,703.9	2,973.8	N/A	34,191.1	35,761.9
Index of Retail Activity	128.6	129.1	N/A	118.4*	124.4*



\* Reported on an annual average basis.

# Miami-Dade County Economic Indicators

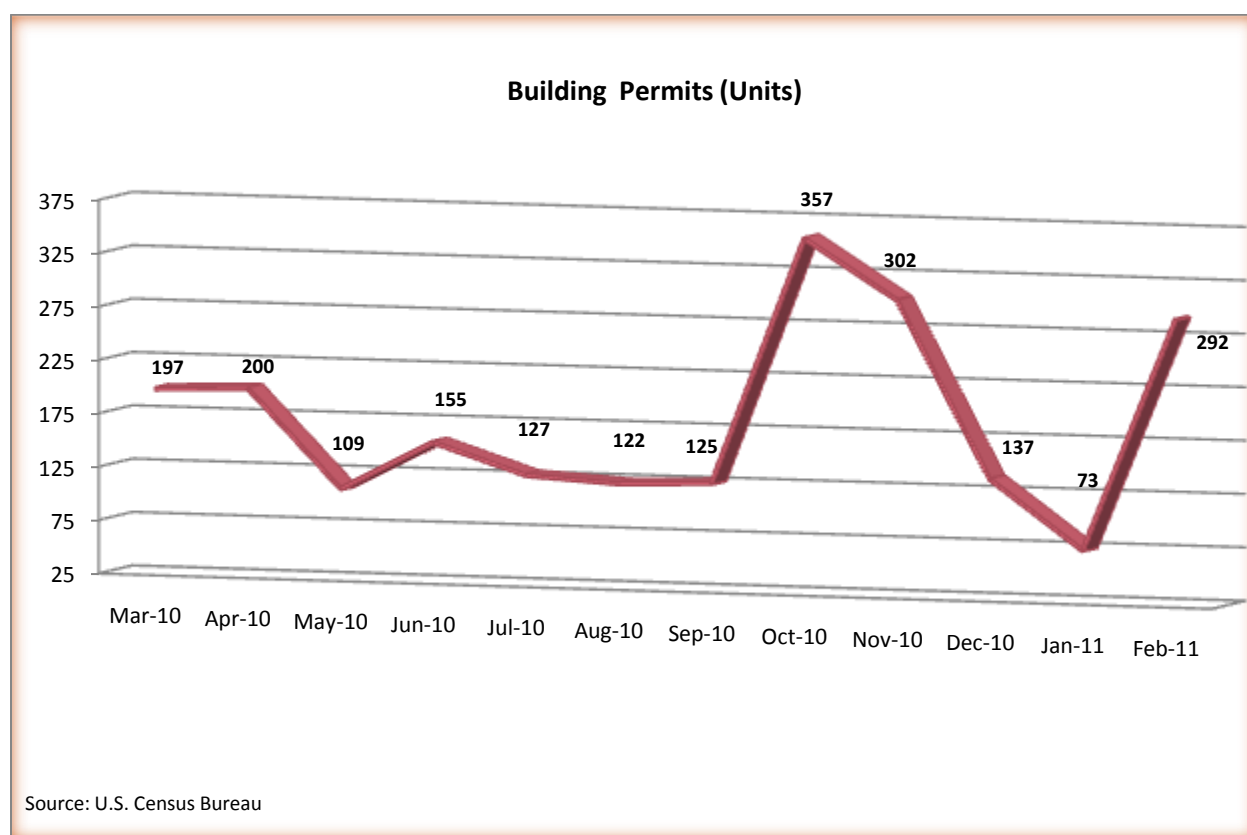


## Construction

Residential building activity is measured by the number of building permits issued and the corresponding housing units authorized by these permits. For the month of February 2011 there were 292 permits issued in Miami-Dade County. This is an increase of 219 permits from the previous month. The total number of permits issued in the twelve-month period ending in February 2011 amounted to 2,196. This is in contrast to the 1,132 permits issued over the same time period a year ago.

Miami-Dade reported a building valuation of \$26,792 million in February 2011, up from \$9,184 million in January 2011. For the 12 months ending in February 2011, building valuation increased by 89.7 percent from the previous period.

	Dec. 2010	Jan. 2011	Feb. 2011	12 Months Last Year	12 Months This Year
Building Permits (Units)	137	73	292	1,132	2,196
Value (\$ Million)	\$33,063	\$9,184	\$26,792	\$156,236	\$296,447



# Miami-Dade County Economic Indicators

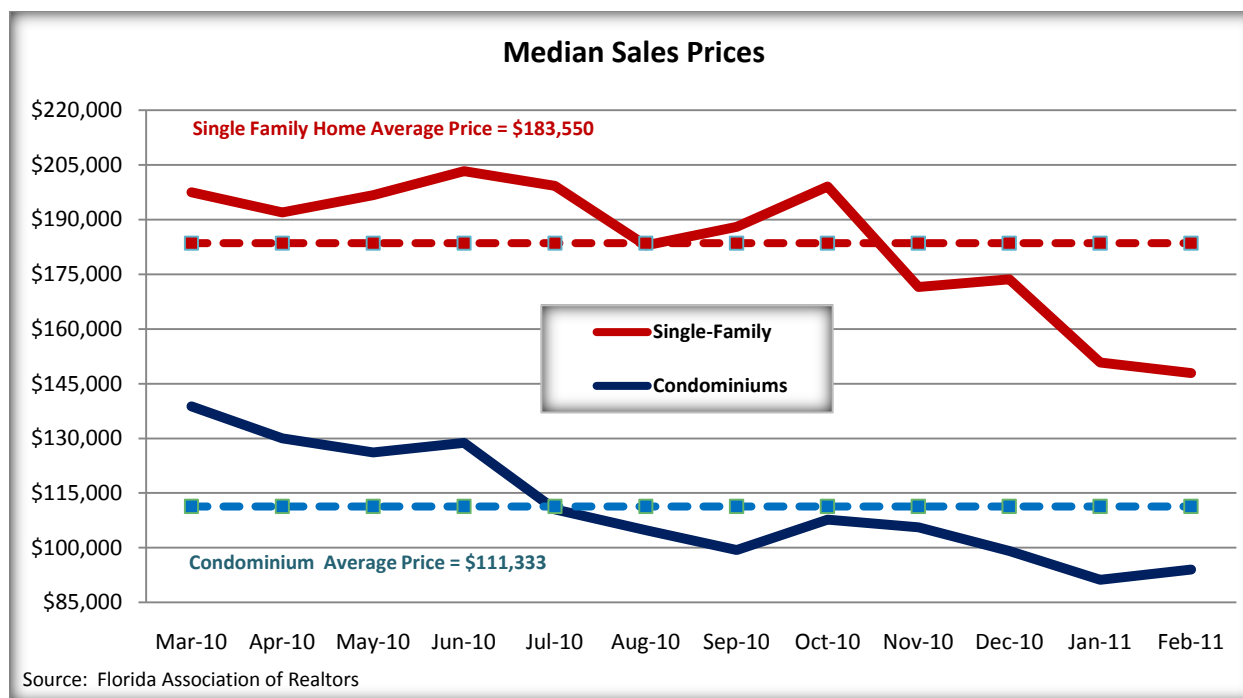


## Real Estate

**Single-Family:** Miami-Dade's existing single-family home sales decreased 20.1 percent in February 2011 with a total of 540 homes sold. This compares with 676 homes sold in January 2011. In February, the median sales price for single-family units was \$147,900, down 1.9 percent from the sales price reported a month earlier. On a year-to-year basis, homes sales increased 13.2 percent. However, the average sales price dropped 4.6 percent to \$183,550.

**Condominium:** Existing condo sales decreased 31.9 percent in February 2011 over the units sold in January 2011. Following the opposite trend, the median sales price for condos increased 3.1 percent during the same period. During the last 12 months, condo sales increased 51.1 percent. Over the same period, the average sales price was \$111,333; a year ago, it was \$140,367 for a 20.7 percent decline.

	Dec. 2010	Jan. 2011	Feb. 2011	12 Months Last Year	12 Months This Year
<b>Single-Family</b>					
Number of Sales	734	676	540	6,750	7,643
Median Sales Price	\$173,600	\$150,800	\$147,900	\$192,433	\$183,550*
<b>Condominiums</b>					
Number of Sales	985	1,262	859	7,157	10,814
Median Sales Price	\$99,100	\$91,200	\$94,000	\$140,367	\$111,333*



\* Reported on an annual average basis.

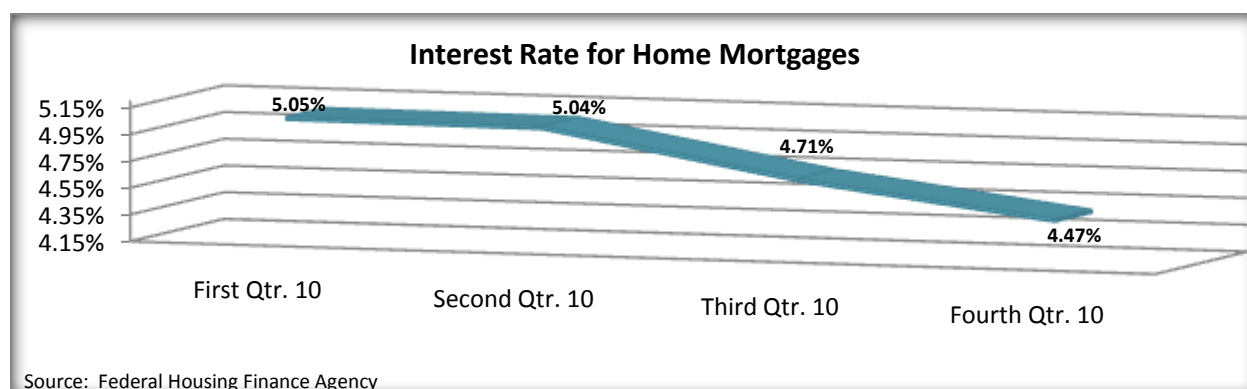
# Miami-Dade County Economic Indicators



## Home Mortgages

In the fourth quarter of 2010, according to survey data from the Federal Housing Finance Agency, the average contract interest rate on mortgage loans for the Miami metropolitan area decreased 24 basis points to 4.47 percent from 4.71 percent in the previous quarter. The quarterly average interest rate has decreased 34 basis points over the last 12 months.

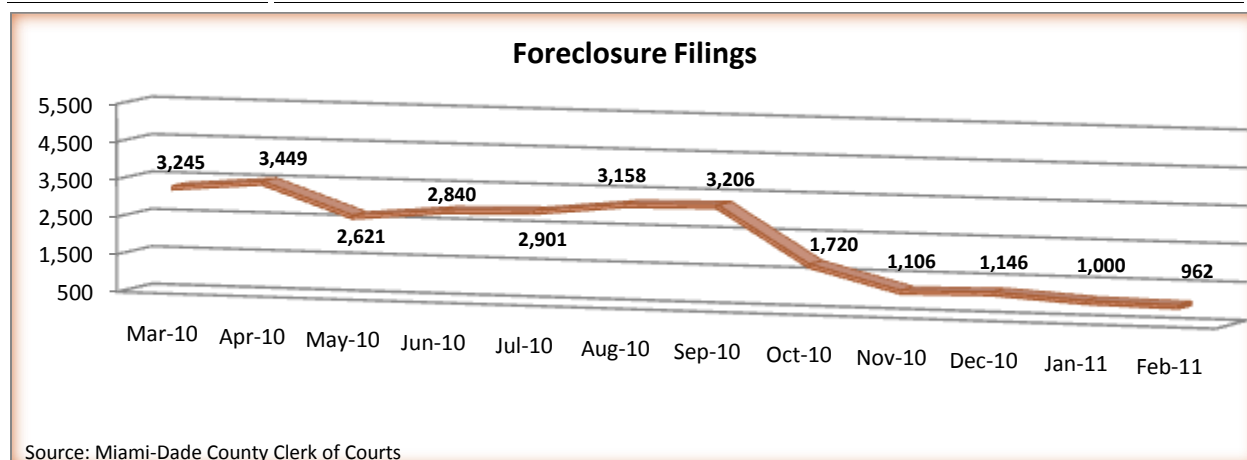
	Qtr II 2010	Qtr III 2010	Qtr IV 2010	12 Mos. Avg. Last Year	12 Mos. Avg. This Year
<b>Interest Rate</b>	5.04%	4.71%	4.47%	5.16%	4.82%



## Foreclosures

The number of foreclosure filings reported in February 2011 went down 3.8 percent from the comparable number in the previous month. In the 12 months from March 2010 to February 2011 the number of foreclosure filings was 27,354, down by 55.2 percent from the previous period.

	Dec. 2010	Jan. 2011	Feb. 2011	12 Months Last Year	12 Months This Year
<b>Filings</b>	1,146	1,000	962	61,004	27,354



# Miami-Dade County Economic Indicators



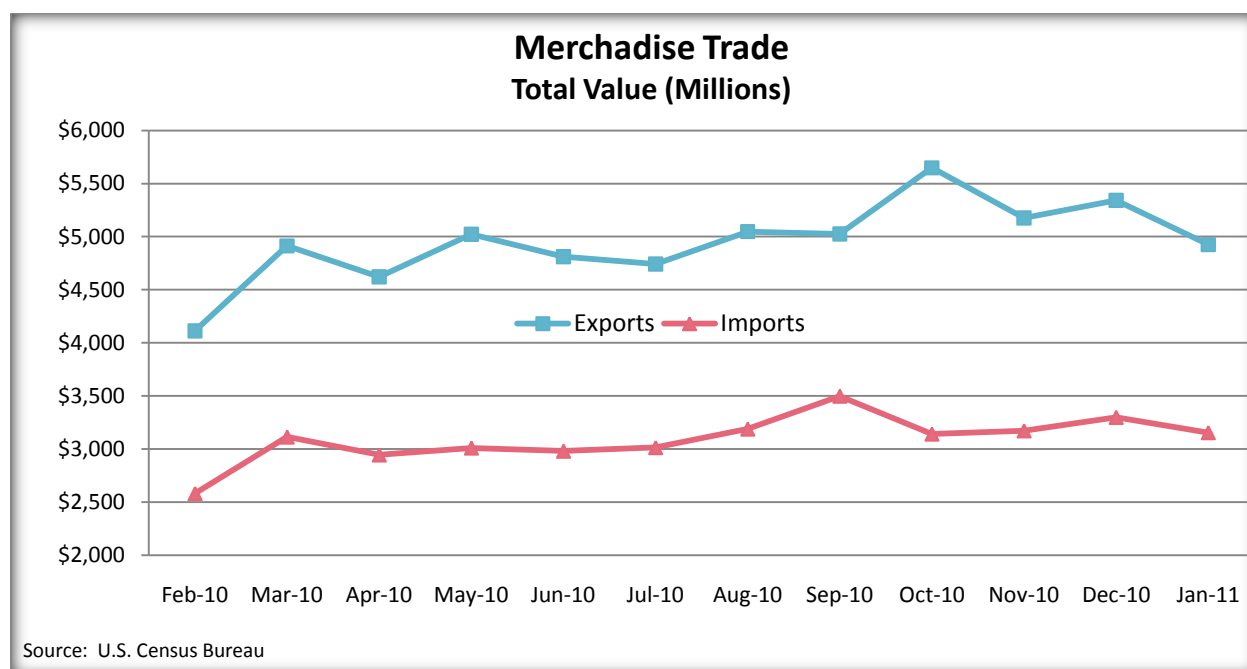
## International Trade

In January 2011, merchandise trade processed through the Miami Customs District totaled \$8,081.20 million. This represents a decrease by 6.5 percent from the previous month. For the period February 2010 to January 2011 merchandise trade levels went up 20.5 percent from the levels reported during the same period a year ago.

**Imports:** Import volume activity through the Miami Customs District decreased 4.4 percent in January 2011 to \$3,156.10 million as compared with \$3,299.84 million in the previous month. During the twelve-month period ending in January 2011, imports increased 22.8 percent over the same period last year to \$37,111.31 million.

**Exports:** Exports from the Miami Customs District decreased 7.8 percent in January 2011 to \$4,925.10 million as compared with \$5,341.64 million in the previous month. During the twelve-month period ending in January 2011, exports increased 19.1 percent over the same period last year to \$59,388.34 million.

	Nov. 2010	Dec. 2010	Jan. 2011	12 Months Last Year	12 Months This Year
Merchandise Trade (\$ Million)	\$8,349.29	\$8,641.48	\$8,081.20	\$80,070.89	\$96,499.65
Imports (\$ Million)	\$3,173.09	\$3,299.84	\$3,156.10	\$30,213.00	\$37,111.31
Exports (\$ Million)	\$5,176.20	\$5,341.64	\$4,925.10	\$49,857.89	\$59,388.34



# Miami-Dade County Economic Indicators

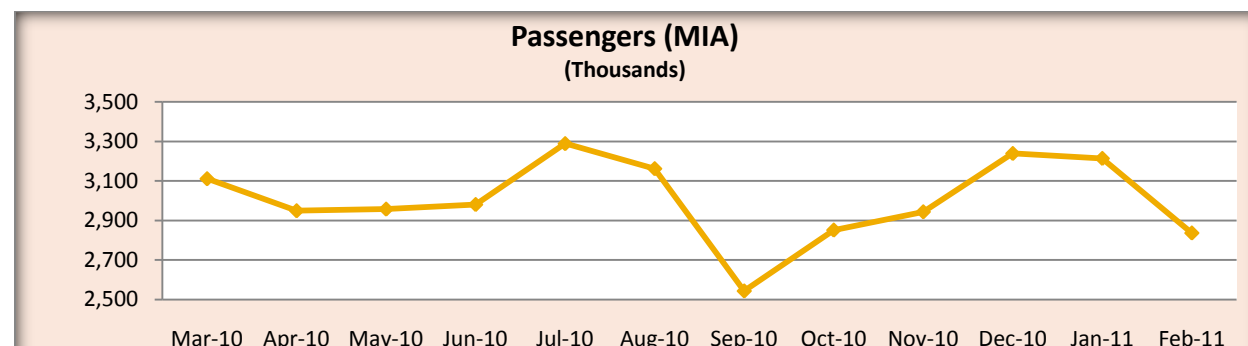


## Transportation

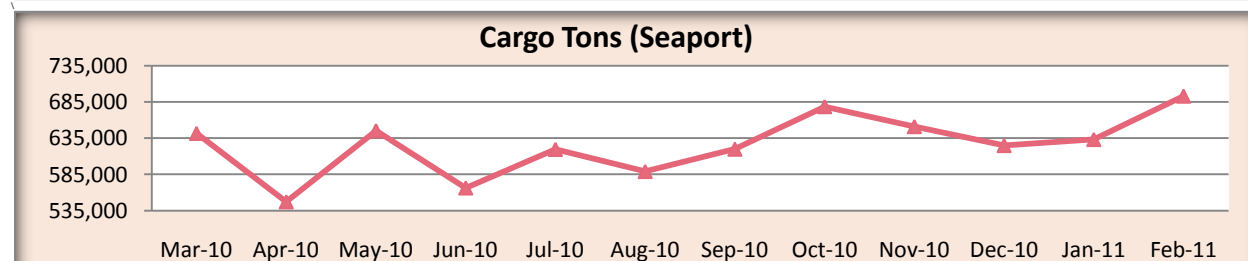
**Passengers:** Airport passenger activity for MIA decreased by 11.8 percent in February 2011 from the previous month. Airport passenger visiting and leaving the Airport total 2,836,000 in February 2011 as compared to 3,214,000 in the previous month. For the past 12 months, passenger count was up 6.1 percent from the previous period. Seaport passenger count decreased 15.2 percent in February 2011 from the number of passengers in the previous month. For the period March 2009 to February 2011 passengers increased 5.1 percent from the same period a year ago.

**Cargo:** Freight tonnage for MIA decreased about 3.2 in February 2011 to 151,397 tons as compared with 156,393 tons in the previous month. During the twelve-month period ending in February 2011, freight tonnage went up 16.5 percent over the same period last year to 2,005,484 tons. Cargo activity at the Seaport increased 9.5 percent in February 2011 to 693,156 tons. The total tonnage of the last 12 months is higher by 2.6 percent from the tonnage of a year ago.

		Dec. 2010	Jan. 2011	Feb. 2011	12 Months Last Year	12 Months This Year
<b>Passengers:</b>	Air (MIA) (1,000)	3,239	3,214	2,836	33,995	36,077
	Sea (Seaport)	403,129	464,843	393,968	4,063,973	4,273,252
<b>Cargo:</b>	Air (Freight-Tons)	181,316	156,393	151,397	1,721,267	2,005,484
	Sea (Tons)	624,912	633,282	693,156	7,322,937	7,510,353



Source: Miami-Dade Aviation Department



Source: Miami-Dade Seaport

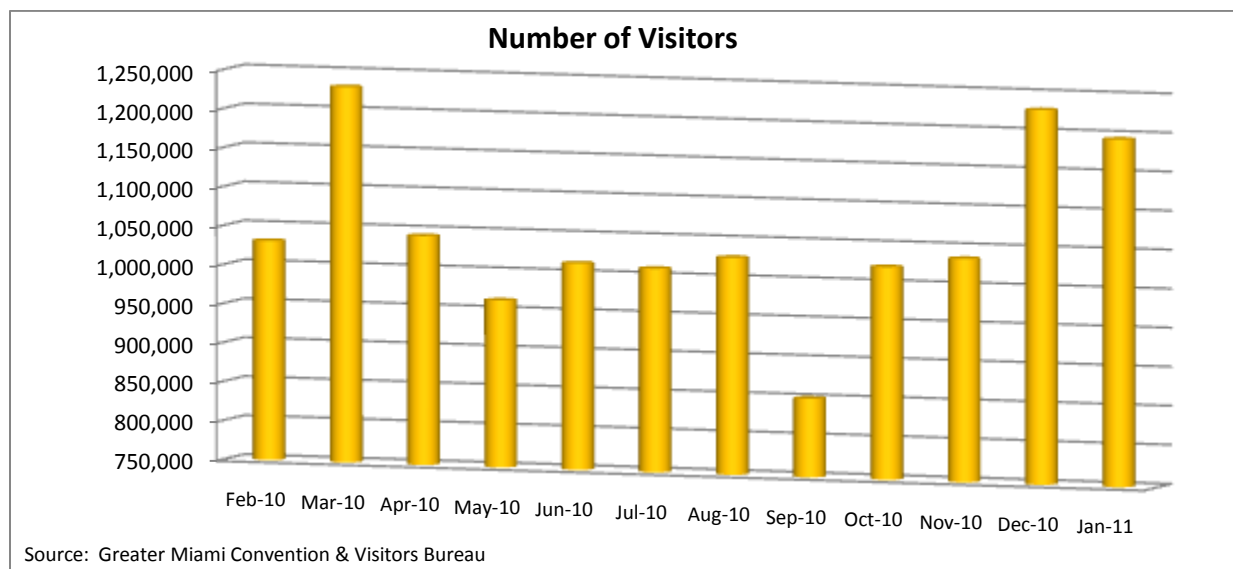
## Miami-Dade County Economic Indicators



### Visitor Industry

The number of overnight visitors in Miami-Dade during January 2011 decreased 2.8 percent to 1,195,400 from 1,230,052 in the previous month. However, for the twelve-months ending in January 2011 the total number of visitors went up 5.8 percent over the same period a year ago.

	Nov. 2010	Dec. 2010	Jan. 2011	12-Months Last Year	12-Months This Year
<b>Total Visitors</b>	1,036,300	1,230,052	1,195,400	11,967,574	12,659,000
Domestic	543,000	644,602	598,900	6,273,074	6,565,800
International	493,300	585,450	596,500	5,694,500	6,093,200



Note: All annual data reported on a cumulative year-to-date basis.

Source: Miami-Dade County, Department of Planning and Zoning, Research Section.